



Connells

Long Arrotts  
Hemel Hempstead



### Property Description

Presented to a high standard throughout and with EXTENDED LEASE (170 years remaining approx.). GROUND FLOOR MAISONETTE in a popular Gadebridge location. Modern fitted kitchen, luxury bathroom, gas central heating and PRIVATE GARDEN. Walking distance to local shops, schools, transport links, Gadebridge Park and Hemel Hempstead Old Town. The ideal first time buy! Call now to arrange a viewing!

### Entrance Porch

Double glazed door to front and two double glazed windows.

### Entrance Hall

Radiator.

### Lounge

13' 5" x 10' 9" ( 4.09m x 3.28m )

Double glazed window, feature fireplace, TV point, radiator and double glazed window.

### Kitchen

7' 7" x 6' 9" ( 2.31m x 2.06m )

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, cooker point, plumbing for washing machine, central heating boiler and double glazed window.



## Bedroom

11' 3" max x 8' 7" ( 3.43m max x 2.62m )

Double glazed window and cupboard.

## Bathroom

Fitted with bath and shower, wash hand basin, low level WC, full tiling and double glazed window.

## Front Garden

Communal patio area.

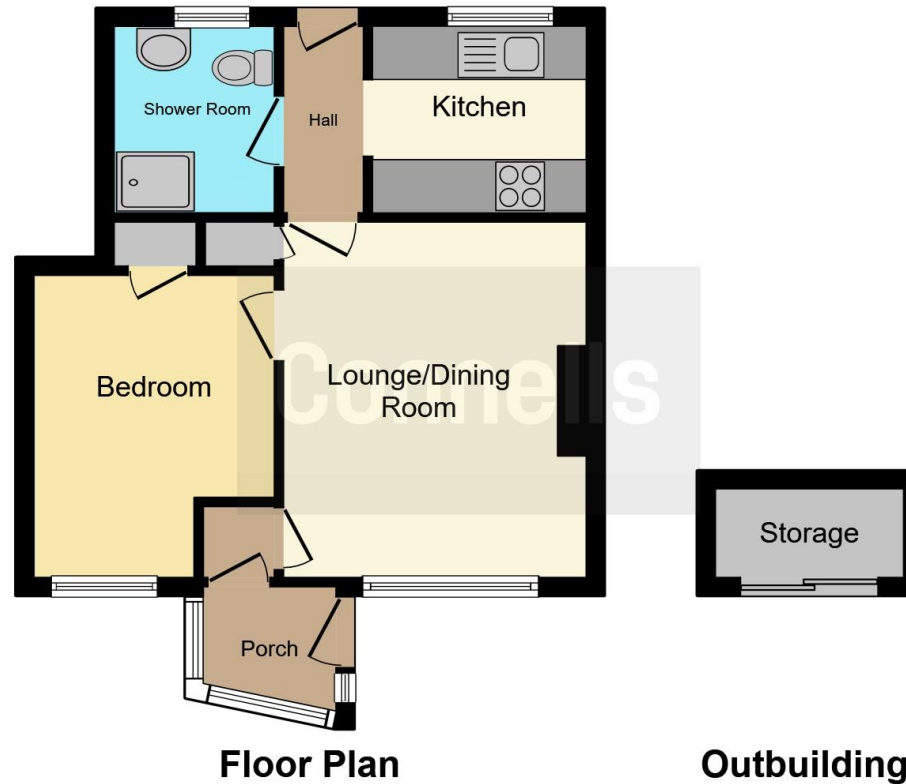
## Rear Garden

Pathway to patio area, lawned area and rear access.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HEM311543](http://connells.co.uk/Property/HEM311543)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 May 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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